

Land & House at 14 Broad Street, Salem, Mass.

This house was built in 1836, evidently for William Stevens, grocer.

Very early, this house-lot was the southern corner of the estate of Francis Lawes, an English weaver who settled here in 1637. The hill across the street (now Broad St Cemetery) came to be known as Lawes' Hill. Mr Lawes died in 1666, and his estate descended to his only child, Mary, who married John Neale about the year 1641. For the next 200 years the property, or some of it, stayed in the name of Neale (later spelled Neal).

On 15 May 1760, Jonathan Neal, a member of the fifth generation of the family & the builder of the house at 12 Broad St, sold the 14 Broad St house-lot to William Dowst, a husbandman, for 18.10.8 (109:46).

Mr Dowst proceeded to build a house on the lot, which he left, at his death in 1794, to his widow Elizabeth & son Richard, who together sold the estate to their neighbor John Pickering Esq (1740-1811) for \$300 on 26 Nov 1795 (159:210). The house was gone by 1811, at which time the property went to John Pickering VI, the nephew of the aforesaid John Pickering V. There was no house on the lot on 13 April 1836, when, after 41 years in the family, the property was sold by Mr Pickering to James Stevens, Boston plane-maker, for \$600 (289:15).

Mr Stevens was apparently the brother of William Stevens, for whom he seems to have bought the land. James, of Boston, did not live in Salem, and therefore had no use for a dwelling house there, whereas William was a Salem grocer. It is possible that James, being a carpenter of sorts, could have built the house for William. At any rate, it is clear that although James owned the property, William was living in the house there by 1837, for in that year the city of Salem assessed him for a house & land worth \$1200 and a shop worth \$500, and in the next year this same property is explicitly referred to as # 14 Broad Street in the tax records. The Salem Directory was first published in 1837, and in that year William Stevens was listed as a grocer at 13 Derby Square, with a house at 14 Broad Street. As you know, the Salem Directory is compiled in advance of the year in which it is published; the house at 14 Broad Street, therefore, was built for William Stevens in 1836.

James Stevens, however, still held the legal title; he, 13 June 1838, conveyed the title for \$2500 (the premises being the same lot he bought of Mr Pickering, "together with the dwelling house & other buildings since erected & now standing thereon to Mr Ivory Grant of Cambridge (307:156). Mr Grant

soon (sometime in that same year, 1838) sold the premises to the person who had been living there all along, William Stevens, for \$2600 (341:40).

Mr Stevens & his wife Mary L had at least one child, a son William A Stevens, who was in the grocery business with his father at 13 Derby Square, and lived at his parents' home. On 12 May 1844 William A Stevens married Abba A Teague in Salem; by 1846 the young couple was living at 18 Winthrop Street. William Stevens, after 28 years' residence there, sold the 14 Broad Street estate for \$830 to Augustus S Blake, who was to assume payment of three mortgages, on 16 Mar 1864 (664:125).

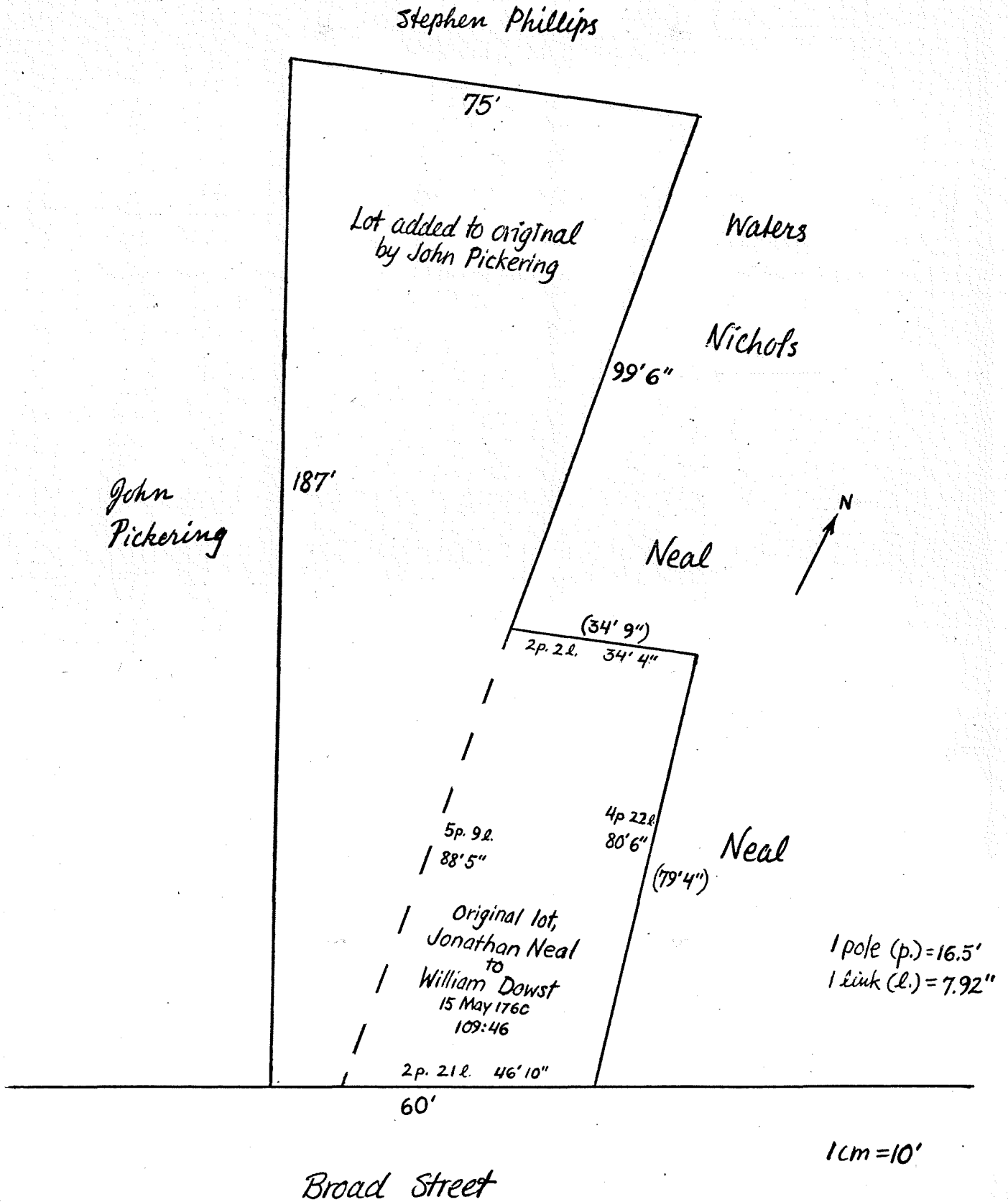
Mr Blake owned the house until his death in 1908; at last, on 12 Ap 1926, his heirs sold the premises to Anna D. Pickering, widow of John Pickering VIII (2677:141). After a gap of 90 years, the property was once again in Pickering hands. Mrs Pickering, on 26 June of that same year, adjusted the boundary of 14 Broad Street with Mr & Mrs Seamans, who lived at 12 Broad Street (2684:525, and plan); that same day she sold the 14 Broad Street estate (minus some of the back yard) to Katherine C Wiswall, wife of Richard H Wiswall (2684:525).

Mrs Wiswall owned the house for more than 40 years; after her death in 196 the estate was sold by the executor of her will, Charles Y Wadsworth, for \$35,260 to Irene B Jefferis of Salem, 18 June 1968 (5536:799).

Robert Booth  
27 Oct 1976

Note: James Stevens, Boston plane-maker, could have been William Stevens's father--or cousin, or no relation at all. The family appears not to have been of Salem.

Estate conveyed by John Pickering Esq (1777-1846)  
of Boston to James Stevens, Boston plane-maker,  
13 Apr 1836, deed 289:15



Deed Schedule

15 May 1760: Jonathan Neal, Salem yeoman, for 18.10.8 to William Dowst, Salem husbandman, empty lot; 109:46.

26 Nov 1795: Dowst heirs, Salem, for \$300, to John Pickering Esq, Salem, land with buildings; 159:210.

13 Ap 1836: John Pickering Esq, Boston, for \$600 to James Stevens, Boston plane-maker, empty lot; 289:15.

13 June 1838: James Stevens, Boston plane-maker, for \$2500 to Ivory Grant, Cambridge; land with buildings; 307:156.

1838: Ivory Grant, Cambridge, for \$2600 to William Stevens, Salem grocer; land with buildings; 341:40.

16 Mar 1864: William Stevens & wife Mary L for \$830 to Augustus S Blake, Salem, land with buildings; 664:125.

12 Ap 1926: Blake heirs to Anna D Pickering, Salem, land with buildings; 2677:141.

26 June 1926: Pickering-Seamans indenture; 2684:525.

26 June 1926: Anna D Pickering, Salem, to Katherine C Wiswall, Salem; land with buildings; 2684:526.

18 June 1968: Wiswall estate for \$35,260 to Irene B Jefferis, Salem, land with buildings; 5536:799.

Donost  
adm.  
to  
Pickering  
514

To all people I Richard Doust of Salem in the County of Essex in the State of Massachusetts as administrator of the Estate of William Doust late of said Salem yeoman deceased Intestate send greeting. Whereas the Justices of the Court of Common Pleas held at Newbury port on the first Tuesday of October last past did authorize and empower me in my said capacity to sell and make and execute good and sufficient Deed or Deeds to convey so much of the Real Estate of said Deceased as should amount to the sum of six hundred dollars for the payment of the just debts of said deceased and incidental charges Now know ye that by virtue of said authority and in consideration of the sum of two hundred and fifty dollars paid me by John Pickering of said Salem Esq. The receipt whereof I do hereby acknowledge I have sold and by these presents grant sell and convey to the said John a lot of land with the dwelling house barn & out house thereon (Subject to the widow of said Intestates right of dower therein The reversion of said Dower expectant upon the decease of said widow is hereby conveyed) said land is situate in Salem aforesaid containing about twelve poles and one quarter of a pole bounding southerly on Broad street two poles and twenty one links westerly on land of said John five poles and nine links northerly on land of the heirs of Jonathan Neal two poles and two links easterly on said heirs land four poles and twenty two links being the same land which said William Doust bought of said Jonathan Neal by deed dated the 15<sup>th</sup> May A.D. 1760<sup>th</sup> Recorded in Essex Registry of Deeds Book 109 Leaf 46. To have and to hold the granted premises to said John and his heirs and assigns forever. And I do covenant with said John his heirs executors and administrators that William Doust the said Intestate died seized of the granted premises that I am duly authorized to make this sale thereof that I have observed all the directions of Law in making this sale and that I will warrant and defend the granted premises to said John and his heirs and assigns forever against the lawful claims and demands of all persons claiming the same by from or under me or as heirs or heirs of the said Intestate but not against the lawful claims of any other person or persons. In witness whereof I have hereunto set my hand and seal the six<sup>th</sup> day of November in the year of our Lord seventeen hundred and ninety five Signed sealed & delivered in the presence of  
 Sam. Putnam  
 Richard Ward  
 Essex Co. Nov. 28. 1795 Then Richard Doust acknowledged this Instrument to be his free deed - before  
 Richard Ward Justice of the Peace  
 Essex Co. Dec. 10. 1795 & recorded & exam. by John Pickering Regis-

Know all men that Elizabeth Dowst of Salem in the County of Essex widow  
of William Dowst of said Salem yeoman late deceased intestate in consideration  
of the sum of fifty dollars paid me by John Pickering of the same Salem Esq.  
the receipt whereof I do hereby acknowledge have sold and do by these presents  
grant sell and convey release assign & set over to said John all my right of  
dower or power of thirds of & in that dwelling house barn & out house  
with the land under and adjoining the same whereof the said William  
died seized and which Richard Dowst as admr. of the estate of said Wil-  
liam hath this day sold to said John - the same land is bounded southerly  
on Broadstreet in Salem aforesaid, westerly on land of said John northerly  
& easterly on land of the heirs of Jonathan Neal dec? & contains about  
twelve poles and one quarter. To have and to hold the granted premises  
to said John and his heirs and assign forever free from any claim  
made or to be made by from or under me for dower or thirds therein or  
in any part thereof. In witness whereof I have hereto set my hand  
and seal the twenty sixth day of November in the year of our Lord  
seventeen hundred and ninety five -  
Signed sealed & delivered Elizabeth Dowst & seal  
<sup>her</sup>  
in the presence of Essex ss Nov. 28<sup>th</sup> 1795 Then Elizabeth Dowst acknow-  
<sup>mark</sup>  
ligned this Instrument to be her free deed -  
Richard Ward } before Richard Ward Justice of the peace  
Essex ss Dec. 10. 1795 & recorded & examined by John Pickering Esq

John Pickering Esq  
to  
James Stevens.

Know all men by these Presents,  
That I John Pickering, late of Salem in the County  
of Essex, and now of Boston in the County of Suffol-  
k and Commonwealth of Massachusetts, Esquire, in  
consideration of the sum of six hundred Dollars paid  
by James Stevens of Boston aforesaid, please Master  
the receipt whereof is hereby acknowledged, do hereby give  
grant, bargain, sell and convey unto the said James Stevens  
and his heirs and assigns, a parcel of land in Salem  
aforesaid, bounded as follows, to wit: Beginning by land  
of Neal on Broad Street, and thence running westerly  
by said Street sixty feet, thence running southerly by  
land of me the said John Pickering about one hundred  
and eighty seven feet to land of Stephen Phillips, then-  
ce running easterly by said Phillips' land seventy five  
feet to land of Waters; thence running southerly by land  
partly of said Waters, partly of Nichols and partly of  
Neal about ninety nine feet six inches; then turning  
and running again easterly about thirty four feet,  
nine inches by the last mentioned land to land of  
Neal; then again running southerly by land of  
Neal about seventy nine feet four inches to the bound  
first mentioned on Broad Street aforesaid.  
So Have and so Hold the above granted prem-  
ises, with the privileges and appurtenances thereto be-  
-longing to the said James Stevens and his heirs and  
assigns, to their use and behoof forever, and I the said  
John Pickering for myself and my heirs, executors  
and administrators, do hereby covenant with the said  
James Stevens and his heirs and assigns, that I am

lawfully seized in fee of the aforegranted premises, that they are free from all encumbrances; that I have good right to sell and convey the same to the said James Stevens to hold as aforesaid; and that I, my and my heirs, executors and administrators, shall warrant and defend the same premises to the said James Stevens and his heirs and assigns forever, against the lawful claims and demands of all persons.

In witness whereof, I the said John Tickering and Sarah Tickering wife of said John (who in consideration of the premises and of one dollar paid her by said James Stevens hereby releases all her right of dower in the granted premises) have hereunto set our hands and seals this thirtieth day of April in the year of our Lord eighteen hundred & thirty six.

Executed & delivered } J<sup>r</sup>. Tickering seal.

in presence of } Sarah Tickering seal.

John Tickering witness to the signature &c

James M. Vinton witness to the signature &c

Martha Stevens witness to the signing &c

Mary O. Tickering witness to the signing &c

Commonwealth of Massachusetts.

Suffolk Co. April 30<sup>th</sup> A. D. 1836. Then personally appeared the above named John Tickering and acknowledged the above instrument to be his free act and deed.

Before me Rich<sup>d</sup>. Robins Justice of the Peace.

Essex Co. Rec<sup>d</sup> May 2, 1836. Recorded & examined, by A. S. Greenleaf.



Know all Men by these Presents, That

J. Stephens  
to  
I. Grant

James Stephens of Boston in the County of Suffolk & Commonwealth of Massachusetts. Plaine maker.

in consideration of Two thousand five hundred dollars to me paid by Ivory Grant of Cambridge in the County of Middlesex.

341:140

the receipt whereof I do hereby acknowledge, do hereby give, grant, sell and convey unto the said

Ivory Grant and his heirs and assigns forever. All that parcel of land in Salem in the County of Essex, which I heretofore purchased of John Fickering Esquire, as by Deed dated the thirtieth day of April eighteen hundred and thirty six, and recorded in the Essex Registry of Deeds, Book 289. Leaf 15, to which deed reference is hereby had for more particular boundaries and description together with the Dwelling house & other buildings since erected & now standing thereon, situate on Broad Street

To Have and to Hold, the afore-granted premises to the said Grant his heirs and assigns, to him their use and behoof forever.

And I do covenant with the said Grant his heirs and assigns, that I am lawfully seised in fee of the afore-granted premises; that they are free of all incumbrances; that I have good right to sell and convey the same to the said Grant

And that I will warrant and defend the same premises to the said Grant his heirs and assigns, forever, against the lawful claims and demands of all persons.

In witness whereof I, the said James Stephens, with Mary my wife, who for the consideration aforesaid hereby released all right of Dower in & Premises

have hereunto set our hands and seals the thirteenth day of June in the year of our Lord one thousand eight hundred and

Signed sealed and delivered in presence of us,  
Wm Stevens

James Stevens seal  
Mary Stevens seal

Suffolk ss June 14<sup>th</sup> 1838 - Then the above-named

James Stevens

acknowledged the above instrument to be free and good deed, before me,

Thompson Miller Justice of the Peace

Witness, at. Received June 14

1838. 7<sup>th</sup> part

M. Recorded and examined,

W. H. French Register

CK 5536 PG 799

of Lincoln,  
I, Charles Y. Wadsworth, /County of Middlesex, Commonwealth of  
Massachusetts,

EXECUTOR under the WILL of ~~ADMINISTRATOR of the STATE of~~ ~~TRUSTEE of~~ ~~GUARDIAN~~  
of ~~CONSERVATOR of~~ ~~RECEIVER of the STATE of~~ ~~(HEDUCARY of)~~ ~~COMMISSIONER~~  
Katharine C. Wiswall, late of Salem, County of Essex, Commonwealth  
aforesaid, (Essex County Probate #295,935)  
by power conferred by said will

and every other power,  
for Thirty-five thousand two hundred sixty and 00/100----- Dollars  
paid, grant to Irene B. Jefferis, of said Salem,

two certain parcels of land with the buildings thereon situated in  
said Salem, as follows:

FIRST PARCEL: Land situated on the northerly side of Broad Street  
with the buildings thereon, now known and numbered 14, shown as  
Lots A, B and D on a Plan entitled, "Land of Anna D. Pickering  
and Robert C. Seamans, Salem, Mass., June 1926, Thomas A. Appleton,  
C.E.", bounded and described as follows:

Southwesterly: By land now or formerly of Pickering, 119.19 feet;

Northwesterly: By other land now or formerly of Pickering, 51.28  
feet;

Easterly: By land now or formerly of Waters, 7.10 feet;

Northerly: By land now or formerly of said Waters, 13.23 feet;

Northeasterly: By land now or formerly of Seamans, 102 feet; and

Southeasterly: By said Broad Street, 64.48 feet;

containing, according to said Plan, 7,123 square feet.

Being the same premises conveyed to the said Katharine C. Wiswall  
by deed of Anna D. Pickering dated June 26, 1926 and recorded on  
that day in Essex County Registry of Deeds, Book 2684, Page 526.

SECOND PARCEL: Land with the buildings thereon situated in the rear  
of said First Parcel, now known and numbered 14A Broad Street,  
bounded and described as follows:

Southeasterly: By land of the First Parcel, 51.28 feet;

Southwesterly: By land now or formerly of Pickering approximately  
67.81 feet;

Northwesterly: By land formerly of Phillips and later of Shreve  
and Osgood approximately 75 feet; and

Easterly: By land now or formerly of Waters and others,  
approximately 70.54 feet;

Being the same premises conveyed to the said Katharine C. Wiswall  
by deed of Anna D. Pickering dated November 9, 1933 and recorded  
November 10, 1933 in Essex County Registry of Deeds, Book 2967,  
Page 389.

The premises are conveyed subject to easements and restrictions of  
record, if any.